035.0	0001	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,205,400 / 1,205,400
					USE VALUE:	1,205,400 / 1,205,400
					ASSESSED:	1,205,400 / 1,205,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	65 BROADWAY LLC
Owner 2:	C/O DAVID BURNS MANAGER
Owner 3:	
Street 1:	405 WALTHAM STREET STE 401
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	ONEIL RICHARD -
Owner 2:	-
Street 1:	58 CHANDLER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,250 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1909, having primarily Aluminum Exterior and 3804 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FAM	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	5250.000	789,600		415,800	1,205,400
Total Card	0.121	789,600		415,800	1,205,400
Total Parcel	0.121	789,600		415,800	1,205,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.88 | /Parcel: 316.8

Legal Description

User Acct 24011

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 04/17/09

!2840!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0001-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	105	FV	790,400	0	5,250.	415,800	1,206,200	1,206,200	Year End Roll	12/18/2019
2019	105	FV	585,500	0	5,250.	441,800	1,027,300	1,027,300	Year End Roll	1/3/2019
2018	105	FV	585,500	0	5,250.	322,200	907,700	907,700	Year End Roll	12/20/2017
2017	105	FV	551,600	0	5,250.	280,700	832,300	832,300	Year End Roll	1/3/2017
2016	105	FV	551,600	0	5,250.	239,100	790,700	790,700	Year End	1/4/2016
2015	105	FV	355,500	4900	5,250.	233,900	594,300	594,300	Year End Roll	12/11/2014
2014	105	FV	355,500	4900	5,250.	192,300	552,700	552,700	Year End Roll	12/16/2013
2013	105	FV	369,400	4900	5,250.	183,000	557,300	557,300		12/13/2012

PRINT

Date	Time
12/10/20	18:11:11

LAST REV

Date	Time
10/25/16	10:46:15
apro	
2840	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ONEIL RICHARD,	1465-128		1/7/2015	Change>Sale	815,000	No	No		
ONEIL RICHARD	1264-190		2/28/2003	Family	100	No	No		
	942-78		1/1/1981		100,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2015	538	Alterati	18,000					
3/25/2015	738	Heat App	9,000					Install one warm a
3/25/2015	737	Heat App	9,000					
3/25/2015	736	Heat App	9,000					Install one warm a
1/13/2015	33	Manual	28,000					New kitchen, new w
1/13/2015	32	Manual	28,000					New kitchen, new w
1/13/2015	31	Renovate	28,000					New kitchen, new w

ACTIVITY INFORMATION

Date	Result	By	Name
6/29/2016	Sales Review	PT	Paul T
5/19/2015	Permit Insp	PC	PHIL C
4/17/2009	Measured	372	PATRIOT
2/28/2000	Mailer Sent		
2/24/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	24011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5250		Sq. Ft.	Site		0	80.	0.99	1			Med. Tr	-10					415,800						415,800	

Total AC/HA: 0.12052 | Total SF/SM: 5250 | Parcel LUC: 105 | Three Fam. | Prime NB Desc: ARLINGTON | Total: 415,800 | Spl Credit | Total: 415,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	3	Total:	3
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92602521
Const Adj.:	0.96040195
Adj $ / SQ:	151.191
Other Features:	177000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	827718
Depreciation:	38075
Depreciated Total:	789643

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 3

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 15		BRs: 6				Baths: 3			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
3	5	2	
Totals			
3	15	6	

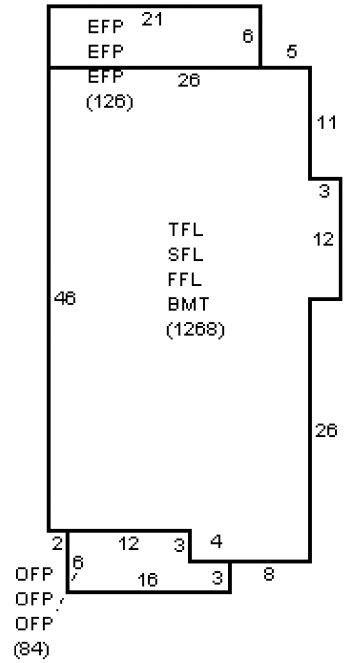
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	151.19
Special Features:	0	Val/Su Net:	138.48
Final Total:	789600	Val/Su SzAd	207.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,268	45.360	57,513
FFL	First Floor	1,268	151.190	191,710
SFL	Second Floor	1,268	151.190	191,710
TFL	Third Floor	1,268	151.190	191,710
EFP	Enclos Porch	378	33.060	12,498
OFP	Open Porch	252	22.130	5,578

Net Sketched Area: 5,702 | Total: 650,719

Size Ad 3804 | Gross Are 5702 | FinArea 3804

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0001-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: